MINIMUM INFORMATION REQUIREMENTS TO ELEVATE RESIDENCE

SURVEY OF PROPERTY

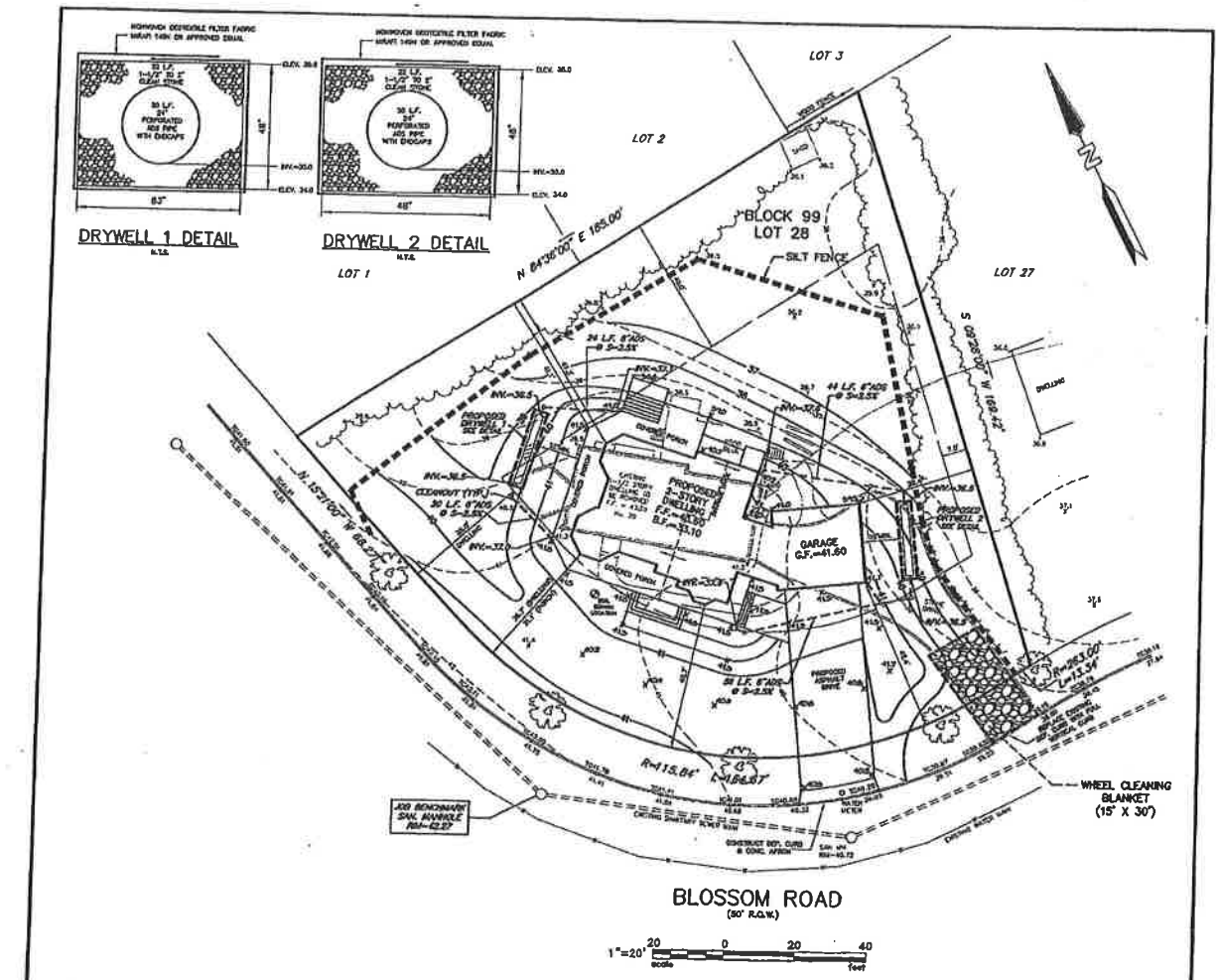
ADVISORY BASE FLOOD ELEVATION (ABEF)

RUMSON BASE FLOOD ELEVATION 13 FEET

PLANS FROM PROFESSIONAL ENGINEER & ARCHITECT
MINIMUM INFORMATION REQUIRED:

- EXISTING GRADE OR ELEVATION CERTIFICATE
- EXISTING FINISH FLOOR (FF) ELEVATION OR ELEVATION CERTIFICATE
- EXISTING RIDGE & EAVE ELEVATION FROM GRADE OR FINISH FLOOR (FF)
- PROPOSED FINISH FLOOR (FF) ELEVATION. MINIMUM ELEVATION 15 FEET TWO (2) FEET ABOVE RUMSON BASE FLOOD ELEVATION 13 FEET
- PROPOSED RIDGE & EAVE ELEVATION FROM PROPOSED FINISH FLOOR (FF)
- PLANS FOR ENTRY STEPS AND OR PLATFORMS SHOWING SETBACKS
- PLANS FOR ENCLOSURE OF OPEN NON-HABITABLE SPACE BELOW FINISH FLOOR (FF). BUILDING ELEVATIONS FRONT, SIDE & REAR
- FLOOD VENT PLAN & SLAB ELEVATION

EXAMPLE
GRADING PLAN



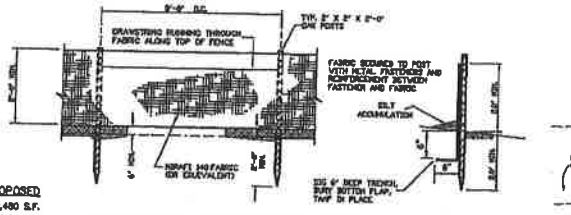
NOTES:
1. KNOWN AS LOT 28 IN BLOCK 99 AS SHOWN ON THE OFFICIAL TAX MAPS OF THE BOROUGH OF RUMSON, MONMOUTH COUNTY, NEW JERSEY, SHEET No. 22.
2. OUTBOUND & TOPOGRAPHIC SURVEY BY CHARLES BURMONTE, P.E. & P.L.S.
3. ELEVATIONS AS SHOWN ARE NAVD 1988 DATUM.
4. OWNER/(24) HOUR EMERGENCY CONTACT:
   DAVID COHEN
   20 BLOSSOM ROAD
   RUMSON, N.J., 07760
5. CONTRACTOR:
   MICHAEL KELLY
   c/o KELLY BUILDERS & DEVELOPERS
   14 BRIDGEWATERS DRIVE
   OCEANPORT, N.J. 07757
6. PERSON RESPONSIBLE FOR THE SITE GRADING:
   MICHAEL KELLY
   c/o KELLY BUILDERS & DEVELOPERS
   14 BRIDGEWATERS DRIVE
   OCEANPORT, N.J. 07757
7. REQUIREMENTS OF R-4 ZONE:

	PERMITTED	PROPOSED
MIN. LOT AREA	12,500 S.F.	22,480 S.F.
MIN. LOT FRONTAGE	100 FT.	248.28 FT.
MIN. LOT WIDTH	75 FT.	200.25 FT.
MIN. FRONT YARD SETBACK (HOUSE)	35 FT.	36.7 FT.
MIN. FRONT YARD SETBACK (PORCH)	30 FT.	31.1 FT.
MIN. SIDE YARD SETBACK	7 FT.	33.4 FT
MIN. REAR YARD SETBACK	40 FT.	47.3 FT.
MAX. BUILDING COVERAGE	2969 S.F.	2865 S.F.
MAX. LOT COVERAGE	6350 S.F.	4652 S.F.
MAX. FLOOR AREA	3500 S.F.	3110 S.F.
MAX. BUILDING HEIGHT	30 FT.	30.57 FT.*
MIN. INTERIOR LOT SHARE	60 FT.	85 FT.

*VARIANCE CONDITION (GRANTED BY ZONING BOARD)

BUILDING HEIGHT CALCULATION:
AVERAGE EXISTING GRADE = 40.70
PROPOSED F.F. ELEVATION = 43.60
FINISHED FLOOR TO RIDGE = 27.67 FEET
PROPOSED RIDGE ELEVATION = 71.27
PROPOSED BUILDING HEIGHT = 30.57 FEET
AVERAGE PROPOSED GRADE = 41.30
PROPOSED BUILDING HEIGHT = 29.97 FEET

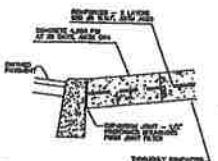
8. THE SEASONAL HIGH WATER TABLE WAS NOT ENCOUNTERED AT A DEPTH OF 120 INCHES (ELEV. 31.2) BASED ON A SOIL BORING PERFORMED ON 01-20-12.
9. PROPOSED DWELLING SHALL UTILIZE EXISTING UTILITY CONNECTIONS.
10. ALL ROOF DRAINAGE SHALL BE PIPED TO PROPOSED DRYWELLS.
11. ALL DISTURBED LAWN AREAS SHALL BE RESTORED WITH TOPSOIL, SEED AND FERTILIZATION IN ACCORDANCE WITH FREEHOLD SOIL CONSERVATION DISTRICT STANDARDS.



TEMPORARY SILTATION CONTROL FENCE

NOTE: ALL SILT FENCE WILL BE INSPECTED AND REMEDIAL MAINTENANCE PERFORMED BY THE CONTRACTOR WITHIN 24 HOURS AFTER EACH RAIN.

VEHICLE WHEEL-CLEANING BLANKET
N.T.S.



CONCRETE ADMIX DETAIL
N.T.S.

05-29-13 PER BOROUGH ENGINEER'S REVIEW LETTER OF 15 JUNE 2012

GRADING PLAN

LOT 28 BLOCK 99

BOROUGH OF RUMSON | MONMOUTH COUNTY | NEW JERSEY

[redacted]
New Jersey Professional Engineer and Land Surveyor
License No. 35885

301 Main Street, 2nd Floor
Allenhurst, New Jersey 07711
Phone 732-880-0808
Fax 732-880-0404

PROJECT No.	DATE	SCALE	SHEET
11-907	03-20-12	1"=20'	1 OF 1

EXAMPLE

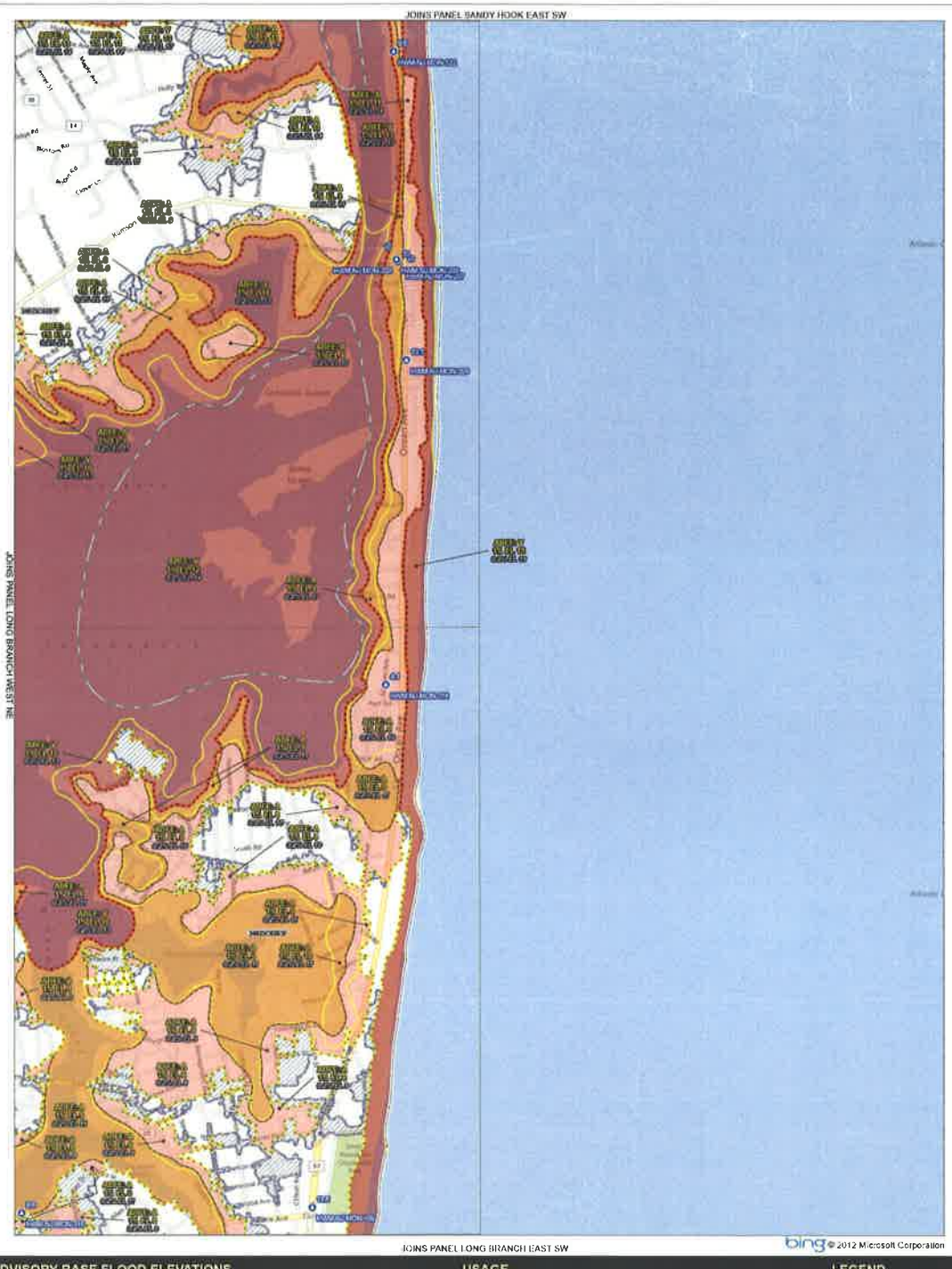
FEMA

ADVISORY BASE FLOOD ELEVATION MAP

MONMOUTH COUNTY
NEW JERSEY

MAP ID: LONG BRANCH EAST NW

DATE OF MAP: DECEMBER 12, 2012



ADVISORY BASE FLOOD ELEVATIONS

This map shows Advisory Base Flood Elevations (ABFEs) developed by FEMA. Use the QR code to the right, or navigate to http://www.region2coastal.com/ for more information on how they were determined.

These ABFEs can serve as a guide to understanding current coastal flood hazard risk and the elevations that communities should build to in order to protect themselves from future flood events. As part of the long term recovery effort, the ABFEs are a tool for Federal, State, and local officials, building officials, builders and architects, insurance professionals, and property owners to make informed decisions during rebuilding and to mitigate losses from future flood events, safeguard lives, and protect the private and public investment in rebuilding.

USAGE

The elevations shown on this map are considered best available data until issuance of updated Flood Insurance Rate Maps.

OBSERVED SANDY SURGE ELEVATIONS[1,6]

Approximately 4-12 ft on this Panel

0 1,000 2,000 3,000 4,000

Feet

LEGEND

Flood Advisory Related Data

- Advisory Base Flood Elevation Zone (ABFE)[2]
- 1% Advisory Base Flood Elevation, feet[2]
- 0.2% Advisory Base Flood Elevation, feet[3]
- Advisory Flood Hazard Zone V
- Area of Moderate Wave Action[4]
- Advisory Flood Hazard Zone A
- Advisory Limit of the 1% Annual Chance Flood Hazard Area[2]
- Advisory Limit of the 0.2% Annual Chance Flood Hazard Area[3]
- Advisory Shaded Zone X
- Effective FIRM Panel Boundary

Hurricane Sandy Related Data

- Provisional Hurricane Sandy Surge Elevation[6]

Geographic Boundaries

- CBRA[5]
- County

NOTES

[1] Measured in feet relative to the North American Vertical Datum of 1988 (NAVD88). To convert from NAVD88 to the National Geodetic Vertical Datum of 1929, add the following county wide value(s): Monmouth (1.1 ft)

[2] Each whole-foot 1% annual chance Advisory Base Flood Elevation shown applies to all properties located in the mapped zone, with zone boundaries outlined in yellow

[3] Each whole foot 0.2% annual chance Advisory Base Flood Elevation shown applies to all properties located in the mapped zone, with zone boundaries outlined in yellow

[4] Depicts the extent of the "Coastal A Zone" or area of moderate wave action where wave heights are between 1.5 and 3 feet. The FEMA Coastal Construction Manual, American Society of Civil Engineers, and the 2012 International Residential Building Code recommend Zone VE construction practices in this area.

[5] Depicts the extent of the Coastal Barrier Resources Act (CBRA). CBRA System Units are shown on this map to advise users where Federal funding is unavailable for repairing or rebuilding substantially damaged structures. For official delineations of the CBRA, please refer to the U.S. Fish and Wildlife Service at http://www.fws.gov/cbra

Data Sources:

[6] Sandy Surge Elevations: U.S. Geological Survey Rapid Deployment Gauges and High Water Marks (Provisional data retrieved on 11/27/2012). Current data can be found at http://water.usgs.gov/floods/events/2012/sandy; Base Map: Bing Maps Road; Shiltwater Elevations: Preliminary Coastal FEMA Flood Insurance Study Update for New York City and New Jersey, 2012; Storm Track: NOAA National Weather Service

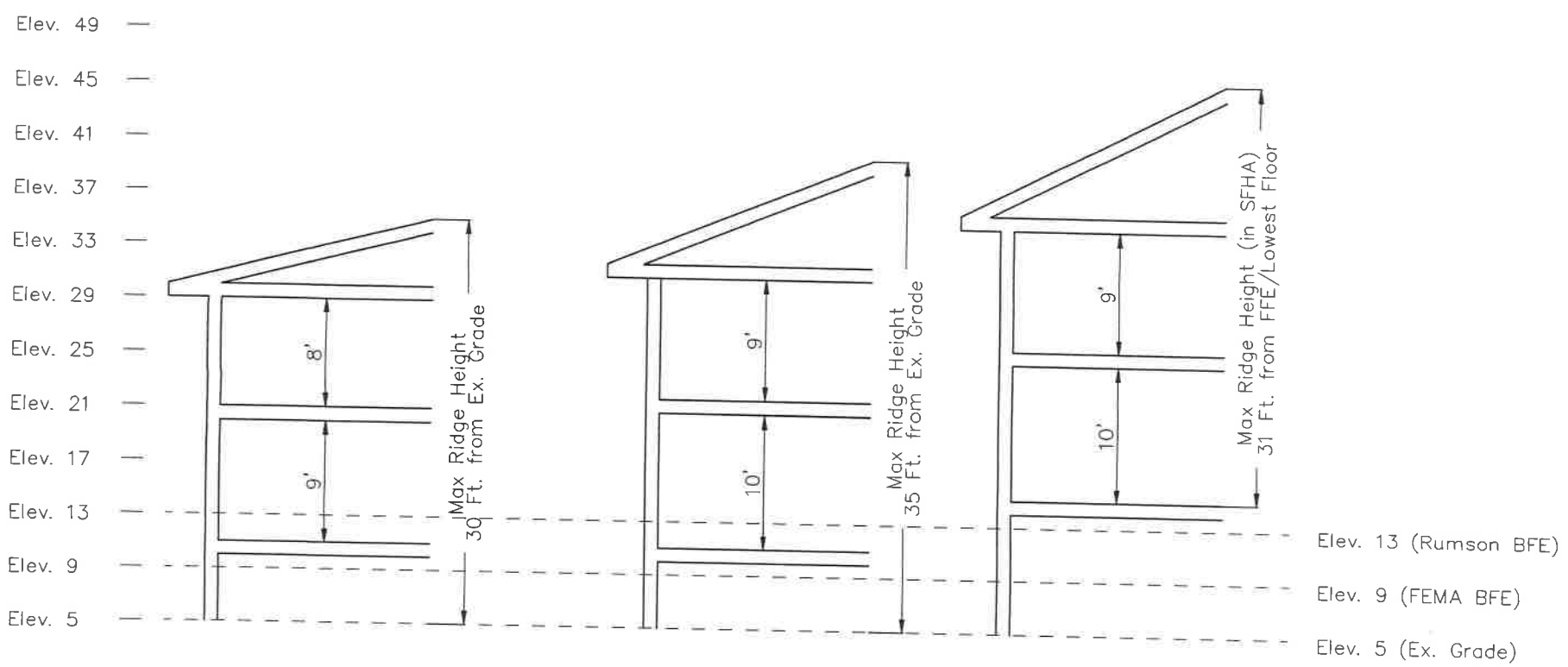
MAPS FOR ADVISORY PURPOSES ONLY - NOT FOR INSURANCE RATING PURPOSES

For insurance rating purposes refer to the effective Flood Insurance Rate Map (FIRM), available from your local floodplain administrator or the FEMA Map Service Center (http://msc.fema.gov)

OVERVIEW MAP

EXAMPLE

BUILDING HEIGHT EXAMPLES



OLD HEIGHT ORDINANCE

CURRENT HEIGHT ORDINANCE

NEW FLOOD ORDINANCE

EXAMPLE

U.S. DEPARTMENT OF HOMELAND SECURITY
FEDERAL EMERGENCY MANAGEMENT AGENCY
National Flood Insurance Program

ELEVATION CERTIFICATE

IMPORTANT: Follow the instructions on pages 1–9.

OMB No. 1660-0008
Expiration Date: July 31, 2015

SECTION A – PROPERTY INFORMATION

FOR INSURANCE COMPANY USE

Policy Number:

Company NAIC Number:

A1. Building Owner's Name

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.

City State ZIP Code

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) _____

A5. Latitude/Longitude: Lat. _____ Long. _____ Horizontal Datum: ☐ NAD 1927 ☐ NAD 1983

A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.

A7. Building Diagram Number _____

A8. For a building with a crawlspace or enclosure(s):
- a) Square footage of crawlspace or enclosure(s) _____ sq ft
- b) No. of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade _____
- c) Total net area of flood openings in A8.b _____ sq ft
- d) Engineered flood openings? ☐ Yes ☐ No

A9. For a building with an attached garage:
- a) Square footage of attached garage _____ sq ft
- b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade _____
- c) Total net area of flood openings in A9.b _____ sq ft
- d) Engineered flood openings? ☐ Yes ☐ No

SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number			B2. County Name		B3. State
B4. Map Panel Number	B5. Suffix	B6. FIRM Index Date	B7. FIRM Panel Effective/ Revised Date	B8. Flood Zone(s)	B9. Base Flood Elevation(s) (Zone AO, use base flood depth)

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9:
☐ FIS Profile ☐ FIRM ☐ Community Determined ☐ Other/Source: _____

B11. Indicate elevation datum used for BFE in Item B9: ☐ NGVD 1929 ☐ NAVD 1988 ☐ Other/Source: _____

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☐ No
Designation Date: ____ / ____ / ____ ☐ CBRS ☐ OPA

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☐ Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: _____ Vertical Datum: _____

Indicate elevation datum used for the elevations in items a) through h) below. ☐ NGVD 1929 ☐ NAVD 1988 ☐ Other/Source: _____
Datum used for building elevations must be the same as that used for the BFE.

		Check the measurement used.
a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	____ . ____	☐ feet ☐ meters
b) Top of the next higher floor	____ . ____	☐ feet ☐ meters
c) Bottom of the lowest horizontal structural member (V Zones only)	____ . ____	☐ feet ☐ meters
d) Attached garage (top of slab)	____ . ____	☐ feet ☐ meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	____ . ____	☐ feet ☐ meters
f) Lowest adjacent (finished) grade next to building (LAG)	____ . ____	☐ feet ☐ meters
g) Highest adjacent (finished) grade next to building (HAG)	____ . ____	☐ feet ☐ meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	____ . ____	☐ feet ☐ meters

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. *I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.*

☐ Check here if comments are provided on back of form.
☐ Check here if attachments.

Were latitude and longitude in Section A provided by a licensed land surveyor? ☐ Yes ☐ No

Certifier's Name		License Number	
Title	Company Name		
Address	City	State	ZIP Code
Signature	Date	Telephone	

PLACE SEAL HERE

IMPORTANT: In these spaces, copy the corresponding information from Section A.	For Insurance Company Use:
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.	Policy Number
City State ZIP Code	Company NAIC Number

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments

Signature Date

☐ Check here if attachments

SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1-E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1-E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____._____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____._____ ☐ feet ☐ meters ☐ above or ☐ below the LAG.

E2. For Building Diagrams 6-9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 8-9 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____._____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E3. Attached garage (top of slab) is _____._____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E4. Top of platform of machinery and/or equipment servicing the building is _____._____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown. The local official must certify this information in Section G.

SECTION F - PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. *The statements in Sections A, B, and E are correct to the best of my knowledge.*

Property Owner's or Owner's Authorized Representative's Name

Address City State ZIP Code

Signature Date Telephone

Comments

☐ Check here if attachments

SECTION G - COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8 and G9.

G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)

G2. ☐ A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.

G3. ☐ The following information (Items G4-G9) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate Of Compliance/Occupancy Issued

G7. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement

G8. Elevation of as-built lowest floor (including basement) of the building: _____._____ ☐ feet ☐ meters (PR) Datum _____

G9. BFE or (in Zone AO) depth of flooding at the building site: _____._____ ☐ feet ☐ meters (PR) Datum _____

G10. Community's design flood elevation _____._____ ☐ feet ☐ meters (PR) Datum _____

Local Official's Name Title

Community Name Telephone

Signature Date

Comments

☐ Check here if attachments

BUILDING PHOTOGRAPHS

See Instructions for Item A6.

IMPORTANT: In these spaces, copy the corresponding information from Section A.	FOR INSURANCE COMPANY USE
Building Street Address (Including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.	Policy Number:
City State ZIP Code	Company NAIC Number:

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.

BUILDING PHOTOGRAPHS
Continuation Page

IMPORTANT: In these spaces, copy the corresponding information from Section A.	FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.	Policy Number:
City State ZIP Code	Company NAIC Number:

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.